

Board Agenda Item
October 18, 2011

3:30 p.m.

Public Hearing on PCA 2009-MA-011 (Bill Page Plaza, LLC) to Amend the Proffers for RZ 2009-MA-011 Previously Approved for Commercial Development to Permit Modifications to Approved Proffers and Site Design with an Overall Floor Area Ratio (FAR) of 0.28, Located on Approximately 8.36 Acres of Land Zoned C-6 and HC (Mason District)

and

Public Hearing on SEA 95-M-039-02 (Bill Page Plaza, LLC) to Amend SE 95-M-039 Previously Approved for Vehicle Sales, Rental and Ancillary Service Establishment, Drive Through Pharmacy, Drive In Financial Institution and Increase in Building Height to Permit Modifications to Approved Development Conditions and Site Design Located on Approximately 8.36 Acres of Land Zoned C-6 and HC (Mason District)

The application property PCA 2009-MA-011 is located in the Southwest quadrant of the intersection of Arlington Boulevard and Annandale Road. Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1.

The application property SEA 95-M-039-02 is located at 3008, 3080 and 3040 Annandale Road and 6715 Arlington Boulevard, Falls Church, 22042. Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, October 6, 2011, the Planning Commission voted unanimously (Commissioners Donahue, Hall, Harsel and Murphy absent from the meeting) to recommend to the Board of Supervisors approval of the following actions pertinent to the subject application:

- Approval of PCA 2009-MA-011, subject to the execution of proffers dated October 5, 2011;
- Approval of SEA 95-M-039-02, subject to the development conditions dated October 4, 2011;
- Modification of the transitional screening requirement and a waiver of the barrier requirement, in favor of the treatment depicted on the Generalized Development Plan (GDP) Special Exception Amendment (SEA) plat;

Board Agenda Item
October 18, 2011

- Reaffirmation of the waiver of the service drive requirement along Route 50, in favor of that shown on the GDP SEA plat;
- Reaffirmation of the waiver of the on-road bike lane along Route 50;
- Reaffirmation of the waiver of the minor paved trail along Tripps Run;
- Reaffirmation of the waiver of the peripheral parking lot landscaping adjacent to Parcel 50-1 ((17)) G; and
- Reaffirmation of the modification of the peripheral parking lot landscaping along Route 50.

ENCLOSED DOCUMENTS:

Attachment 1 - Verbatim excerpt from the October 6, 2011 Planning Commission meeting

Staff Reports previously furnished and available online at:

<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4362835.PDF>

and

<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4362836.PDF>

STAFF:

Barbara Berlin, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Miriam Bader, Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting
October 6, 2011
Verbatim Excerpt

PCA 2009-MA-011 - BILL PAGE PLAZA, LLC
SEA 95-M-039-02 – BILL PAGE PLAZA, LLC

After Close of the Public Hearing

Vice Chairman Alcorn: Close the public hearing and recognize Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. This case has staff's support. It also has Commissioner Hall's support and unfortunately she was not able to be here this evening, but I did have the opportunity to review with her the – particularly the trail issue, with which she is particularly familiar. And I think Ms. Abrahamson has addressed fully staff's rationale for going along with the trail waiver for functional and other reasons. And Commissioner Hall was in accordance with staff's view on that. This is a waiver that's already been approved by the Board of Supervisors in the previous iteration of a very similar package. Separate from the trail issue – and I will say as a former chairman of the Trails Committee, it – I always have – maybe not always – but I often have some pause with waiving trails. But I also recognize that if you look at a given site and a given application, there are reasons sometimes why the big picture on the plan doesn't really always make sense at this moment for this site. And this is one of those occasions where because of the topography, because of the existing vegetation, because of the site constraints, because of the alternate pedestrian routes around this, because of the transportation network, and a lot of other things it works if we don't have the trail there and I think staff has got this one right. Separate from the trail issue, this application is a relatively successful redesign of a site that's already been approved in a similar configuration. Moving the drug store to the corner probably makes more sense anyway than tucking it back by the stream where it was. Staff is in support of this and I think having talked this through, the only issue I think that was the subject of significant discussion was the trail – which again I think – we've gone through it. Staff has spent a lot of time with it. So has Commissioner Hall and I think we're ready to – this does have a Board date coming up on the 18th and I think we are ready to go forward with this. So with that explanation, Mr. Chairman, I'm going to have several motions. First, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 2009-MA-011, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 5, 2011.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion of that motion? All those in favor of recommending that the Board of Supervisors approve PCA 2009-MA-011, subject to the execution of the proffers dated October 5th, 2011, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA 95-M-039-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 4, 2011.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion? All those in favor of recommending approval of SEA 95-M-039-02, subject to the development conditions dated October 4, 2011, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Hart.

Commissioner Hart: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT, IN FAVOR OF THE TREATMENT DEPICTED ON THE GDP SEA PLAT.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion? All those in favor of the motion as articulated by Commissioner Hart, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Hart: Mr. Chairman?

Vice Chairman Alcorn: Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I move – I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE FOLLOWING PREVIOUSLY APPROVED WAIVERS BE REAFFIRMED – I’m going to do them all together.

Vice Chairman Alcorn: Good.

Commissioner Hart: THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 50, IN FAVOR OF THAT SHOWN ON THE GDP SEA PLAT; THE ON-ROAD BIKE LANE ALONG ROUTE 50; THE MINOR PAVED TRAIL ALONG TRIPPS RUN; AND THE PERIPHERAL PARKING LOT LANDSCAPING ADJACENT TO PARCEL 50-1 ((17)) G.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion? All those in favor of recommending approval of a reaffirmation of the waivers and modifications as articulated by Commissioner Hart, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries. Commissioner Hart.

Commissioner Hart: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE PREVIOUSLY APPROVED MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG ROUTE 50 ALSO BE REAFFIRMED.

Commissioner Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan. Any discussion on that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

//

(The motions carried unanimously with Commissioners Donahue, Hall, Harsel, and Murphy absent from the meeting.)

JLC